

**Wheatacre Road, Nottingham NG11 8LE** 

## welcome to

# **Wheatacre Road, Nottingham**

William h brown are pleased to present this chain free three bedroom semi detached house, situated in the popular suburb of Clifton.





William h brown presents this three bedroom semi detached home with a garage. Located within close proximity to local amenities and transport networks. This would make an ideal first buy or investment and comprises entrance hall, lounge diner, kitchen, three bedrooms, bathroom. Outside to the rear is an enclosed garden and garage. The property also benefits from gas central heating and double glazing.

#### **Entrance Hall**

### Lounge/Diner

19' 8" x 11' 2" ( 5.99m x 3.40m )

#### Kitchen

11' 10" x 8' 10" ( 3.61m x 2.69m )

#### **Bedroom One**

11' 3" x 10' 9" ( 3.43m x 3.28m )

#### **Bedroom Two**

13' 5" Max x 8' 8" ( 4.09m Max x 2.64m )

#### **Bedroom Three**

10' 9" x 7' 10" ( 3.28m x 2.39m )

#### **Bathroom**











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## Wheatacre Road, Nottingham

- three bedroom semi detached house
- two bathrooms
- three double bedrooms
- large lounge/diner
- garage

Tenure: Freehold EPC Rating: D

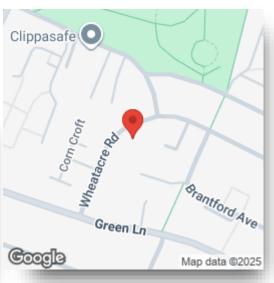
Council Tax Band: A

# £150,000









Please note the marker reflects the postcode not the actual property

## view this property online williamhbrown.co.uk/Property/WBF103866



Property Ref: WBF103866 - 0002 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.





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